

139.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,144,500 / 1,144,500
 USE VALUE: 1,144,500 / 1,144,500
 ASSESSED: 1,144,500 / 1,144,500


Patriot
 Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: REED WILLIAM G	
Owner 2: REED TEARE ELLEN	
Owner 3:	

Street 1: 20 WOODLAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SIMON BEVERLY S -

Owner 2: -

Street 1: 20 WOODLAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,708 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 2213 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6708		Sq. Ft.	Site		0	90.	0.93	10									559,117						559,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							89068
							GIS Ref
							GIS Ref
							Insp Date
							11/12/08

PREVIOUS ASSESSMENT									Parcel ID	139.0-0001-0011.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	581,300	4000	6,708.	559,100	1,144,400	1,144,400	Year End Roll		12/18/2019
2019	101	FV	443,600	4000	6,708.	590,200	1,037,800	1,037,800	Year End Roll		1/3/2019
2018	101	FV	443,600	4000	6,708.	434,900	882,500	882,500	Year End Roll		12/20/2017
2017	101	FV	443,600	4000	6,708.	416,200	863,800	863,800	Year End Roll		1/3/2017
2016	101	FV	443,600	4000	6,708.	385,200	832,800	832,800	Year End		1/4/2016
2015	101	FV	413,100	4000	6,708.	323,000	740,100	740,100	Year End Roll		12/11/2014
2014	101	FV	413,100	4000	6,708.	315,600	732,700	732,700	Year End Roll		12/16/2013
2013	101	FV	413,100	4000	6,708.	300,700	717,800	717,800			12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMON BEVERLY S	35587-358		5/31/2002		725,000	No	No		
	21627-340		12/1/1991			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/29/2019	117	Re-Roof	10,000	C					11/12/2008	Meas/Inspect	189	PATRIOT
5/22/2002	366	Redo Kit	30,500	C		G4	GR FY04	REMODEL KIT/BATH-R	9/17/2002	MLS	MM	Mary M
									11/29/1999	Mailer Sent		
									11/10/1999	Measured	264	PATRIOT
									1/1/1982		MS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:					UAT	18	2				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:					SFL	6	1				
			%	1/2 Bath: 1	Rating: Good	A HBth:	Rating:					OFFP	4	2				
				OthrFix: 2	Rating: Average					(24)								
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		OTHER FEATURES				RESIDENTIAL GRID				OFFP	(84)	7				
				Kits: 1	Rating: Good	A Kits:	Rating:					EFFP	(72)	8				
				Fpl: 1	Rating: Good	WSFlue: 1	Rating: Average					UAT						
				CONDOS INFORMATION								SFL						
View / Desir:				Location:		Total Units:						FFL						
GENERAL INFORMATION				Floor:								BMT						
Grade: B- - Good (-)	Year Blt: 1912	Eff Yr Blt:		% Own:								(1054)						
Alt LUC:		Alt %:		Name:														
Jurisdct: G4		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%															
				Total: 12	4.6													
Bsmnt Flr: 12 - Concrete	Subfloor:																	
Bsmnt Gar:																		
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S																
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100															
% Com Wall:	% Sprinkled:	% AC:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 139.0-0001-0011.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		121X13	A	AV	1930		24.16	T	40	101			4,000		4,000
More: N				Total Yard Items:		4,000		Total Special Features:						Total:		4,000		